

3/24/2011

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,
March 24, 2011**

Chairman Richards called the meeting to order. Mr. Lechner read the commencement statement.

| | | |
|-------------------|---------------------------------|-------------------------------------|
| Roll Call: | Vice Chairman Simiriglia | Present |
| | Mr. Fuscellaro | Present |
| | Mr. Bucceroni | Absent (late arrival 8:30pm) |
| | Mr. Domiano | Present |
| | Mr. Gunn | Present |
| | Mr. McMullin | Absent (late arrival 8:30pm) |
| | Mrs. Chiumento | Present |
| | Mrs. Giusti | Absent |
| | Mr. Mellace | Present |
| | Mr. Acevedo | Present |
| | Chairman Richards | Present |

Chairman Richards had the professionals sworn in:

**Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett PE, Churchill Engineering
Mr. Ken Lechner, Township Planner**

*****Mrs. Chiumento will sit in for Mr. Bucceroni and Mr. Mellace will sit in for Mr. McMullin.*****

MINUTES FOR ADOPTION

Log #292

Zoning Board Minutes for February 24, 2011.

Motion to approve the above-mentioned minutes was made by Mr. Gunn and seconded by Vice Chairman Simiriglia.

| | | |
|-------------------|---------------------------------|------------|
| Roll Call: | Vice Chairman Simiriglia | Yes |
| | Mr. Fuscellaro | Yes |
| | Mr. Domiano | Yes |
| | Mr. Gunn | Yes |
| | Mr. Mrs. Chiumento | Yes |
| | Mr. Mellace | Yes |
| | Chairman Richards | Yes |

Minutes Approved.

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RESOLUTIONS FOR MEMORIALIZATION

Log #200

#072131

Morrissey Development & Management

Block: 14807 Lot: 3

Use Variance & Bulk

Mr. Costa states the above was accomplished through a letter.

#0102072C

Keith Rudderow

Block: 15906 Lot: 16

Bulk C Variance

#11001C

William Gallagher

Block: 5802 Lot: 7

Bulk C Variance

#112004C

Howard Goldspiel

Block: 18202 Lot: 7

Bulk C Variance/Deck

102070D

Thomas M. Bryant

Block: 13104 Lot: 6

Use Variance (Tow Truck)

#102003D

Still Point Yoga Center, LLC

Block: 10601 Lot: 3

Use Variance (Yoga Ctr./Massage)

A motion to approve the above mentioned resolutions was made by Vice Chairman Simiriglia and seconded by Mr. Fuscellaro.

| | | |
|-------------------|---------------------------------|------------|
| Roll Call: | Vice Chairman Simiriglia | Yes |
| | Mr. Fuscellaro | Yes |
| | Mr. Domiano | Yes |
| | Mr. Gunn | Yes |
| | Mr. Mrs. Chiumento | Yes |
| | Mr. Mellace | Yes |
| | Chairman Richards | Yes |

Resolutions Approved.

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APPLICATIONS FOR REVIEW

LOG #329

#112005C

Kenneth D. Lovelace

Zoned: R3

Block: 16703 Lot: 52

Bulk C Variance

Locaton: 1444 Sicklerville Rd., Sicklerville, NJ 08081

To construct a second detached garage.

Mr. Costa swears in Mr. Lovelace.

Mr. Lovelace explains the history of the property. He has been born and raised on this land. His daughter has a home on the land along with her future business. The property consists of about 10 acres that are left from the original farm. Mr. Lovelace requests to build another garage to shelter his antique car, tractor, and pontoon boat. The garage will be a metal, Quonset structure and will be open at both ends. The garage will NOT be visible from any angle to homes or roadways.

Vice Chairman Simiriglia asks Mr. Lovelace what is directly behind his property.

Mr. Lovelace states he backs up to the retention basin for the middle school.

Vice Chairman Simiriglia asks Mr. Lovelace if there will be any commercial storage in the new garage.

Mr. Lovelace states there will be NO commercial storage, but owning 10 acres of land does require maintenance and some large equipment that needs storage.

Mr. Fuscellaro requests the height of the garage.

Mr. Lovelace states 22ft.

Mr. Domiano asks the applicant if he will be building a driveway.

Mr. Lovelace states "no".

Mr. Domiano asks the applicant how he will get to the garage.

Mr. Lovelace states he will drive on the grass.

Mrs. Chiumento asks the applicant what is being stored in the current garages.

Mr. Lovelace states he parks his pick-up trucks and cars in the other garages.

Mr. Mellett asks the applicant what is the property to the east.

Mr. Lovelace states it is all school property.

Mr. Mellett states the applicant should make sure the land slopes towards the stream.

Vice Chairman Simiriglia asks if the garage in the front is still there.

Mr. Lovelace states "yes, it used to be a goat house".

Mr. Domiano and the applicant discuss rear setbacks.

Open to the Public:

No Comments.

Open to Professionals:

No Comments.

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A motion to approve the above mentioned application was made by Vice Chairman Simiriglia and seconded by Mr. Fuscellaro.

| | | |
|-------------------|---------------------------------|------------|
| Roll Call: | Vice Chairman Simiriglia | Yes |
| | Mr. Fuscellaro | Yes |
| | Mr. Domiano | Yes |
| | Mr. Gunn | Yes |
| | Mr. Mrs. Chiumento | Yes |
| | Mr. Mellace | Yes |
| | Chairman Richards | Yes |

Application Approved.

LOG #975

#Keith A. Glenz

Zoned: SCR

Block: 19405 Lot: 7

Use Variance

Location: 780 Little Gloucester Rd. Blackwood, NJ 08912

SFD in SCR zone

Mr. Costa swears in Mr. Glenz.

Mr. Costa asks the applicant why he is interested in building a home on this particular lot.

Mr. Glenz states he likes the area next to the lake, its secluded and about 3 acres. He would like build a one story rancher. The single lot is in a residential area and has a private drive that is shared by 3 individuals.

Vice Chairman Simiriglia questions Mr. Lechner about the senior citizen residential designation where an ordinance was created between 1999 and 2001.

Mr. Lechner states on the tax map the right hand side of Tall Oaks drive doesn't exist, it's just a private drive.

Mr. Glenz is the contracted buyer for the land and states the drive is compacted gravel.

Vice Chairman Simiriglia states the lot adjacent on the right is Skeeters Farm who has a septic system.

Mr. Glenz states he will speak with a civil engineer about his options when it comes to public sewer/water vs. septic and well water.

Mr. Domiano asks the applicant where he would like to build his home on the lot.

Mr. Glenz states he would ask the civil engineer where the best spot for the home to be built.

Mr. Mellett asks the applicant he received the letter from Churchill Engineering dated 3/18/2011.

Mr. Glenz states "yes he had received the letter".

Mr. Mellett states there are multiple easements, and his lot actually goes all the way up to Little Gloucester rd. Mr. Mellett states a full survey with all the easements needs to be recorded.

Mr. Mellett discusses the maintenance of the access road with Mr. Glenz.

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Mr. Glenz states he'd rather have the access road paved, there is horse boarding in the back along with some organic gardening. He would like to build a 3 bedroom home.

Mr. Mellett states there should be 2 off-site parking areas; also the dumped car on the property must be disposed of properly.

Mr. Glenz states he will probably have to clear more land to build his home.

Mr. Mellett states the need for approvals from the Camden County board of health for the septic, and the GTMUA for sewer. The owner will need a review from the fire marshal for the fire department access. There could be wetlands involved with the lot and if that is the case Mr. Glenz will have to follow the rules for buffers/flood rules because of the stream.

Mr. Lechner states the property has been excavated at some point.

Mr. Glenz states he would like to place the home at the bottom of the slope.

Mr. Lechner states he's not sure where the location of the home would be, but his initial concern is with the 15ft. drive. Mr. Lechner reads the fire marshal's letter.

1.Private road not adequately surfaced for fire apparatus

2.Closest water is over 2000 ft. away.

3. 800ft. is the new rule for available water, thus a hydrant may have to be installed.

Mr. Lechner states the driveway may be wide than the dotted line.

LOG #2295 PUBLIC PORTION:

Ms. Ruth Scerobic (realtor) is sworn in by Mr. Costa.

Ms. Scerobic states the easement is 30ft. and it is owned by Skeeters. She has a copy of the easement being 30ft. wide.

Vice Chairman Simiriglia states the driveway is only 15ft. wide when you get closer to where the house would be placed on the lot.

Mr. Lechner asks if Ms. Scerobic has the actual recorded deed.

Ms. Scerobic states "yes, she has the deed".

There is much discussion about the deeds and the 15ft. drive.

Vice Chairman Simiriglia asks about a cross easement and fixing the bottle neck at the end of the drive.

Mr. Costa suggests making a condition of approval; the owner must submit a survey with ALL easements.

Mr. Costa swears in Mr. Bo Sleeter who asks the question: who will be responsible for the maintenance of the driveway.

Mr. Costa explains the drive is private, so it would be up to the 3 owners to maintain the driveway.

Vice Chairman Simiriglia asks Mr. Sleeter if he is aware of a cross easement.

Mr. Sleeter states "he's not positive".

Mr. Costa asks Ms. Scerobic if she has the title report.

Ms. Scerobic states "yes".

Mr. Costa swears in Mr. Tumilowicz (block: 19401).

Mr. Tumilowicz is concerned with noise pollution, only because there was a sandy ravine that was being utilized for dirt bikes and off road type vehicles.

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Mr. Glenz states he owns a jet ski and has no business use for the land.

Mrs. Roseann Tumilowicz is sworn in by Mr. Costa.

Mrs. Tumilowicz is concerned about:

1. No access to water in case of fire and there is no real road just a ravine.
2. Very wet back there, will the owner do perk tests, and because it is so wet it's not a good field for a septic field.
3. She has well water.

Mr. Lechner tells Mr. Glenz if he is approved he will be subject to getting grading plans and the driveway may have to be paved.

A motion to approve the above mentioned application with the following conditions: survey, easements, pavement....waive pavement condition to engineer & fire approval, was made by Vice Chairman Simiriglia and seconded by Mr. Fuscellaro.

| | | |
|-------------------|---------------------------------|------------|
| Roll Call: | Vice Chairman Simiriglia | Yes |
| | Mr. Fuscellaro | Yes |
| | Mr. Domiano | Yes |
| | Mr. Gunn | Yes |
| | Mr. Mrs. Chiumento | Yes |
| | Mr. Mellace | Yes |
| | Chairman Richards | Yes |

Application Approved.

****Mr. Bucceroni and Mr. McMullin arrive at 8:30pm and the board takes a 10 minute break.******

LOG#4436

| | | |
|-------------------|---------------------------------|--------------------|
| Roll Call: | Vice Chairman Simiriglia | Present |
| | Mr. Fuscellaro | Present |
| | Mr. Bucceroni | Now Present |
| | Mr. Domiano | Present |
| | Mr. Gunn | Present |
| | Mr. McMullin | Now Present |
| | Mrs. Chiumento | Present |
| | Mrs. Giusti | Absent |
| | Mr. Mellace | Present |
| | Mr. Acevedo | Present |
| | Chairman Richards | Present |
| | Mr. Costa | Present |
| | Mr. Mellett | Present |
| | Mr. Lechner | Present |

Roll Call after break complete:

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Mr. Bucceroni and Mr. McMullin are now present and take their seats.

LOG#4504

#112007c

Michael & Elizabeth Olsen

Zoned: R4

Block: 1601 Lot: 10

Location: 634 E. Front St., Glendora, NJ 08029

Adding 302sq. ft. divided between 2 rooms

Mr. Costa swears in Mr. Mike Olsen and Mrs. Elizabeth Olsen.

Mr. Fuscellaro questions the Olsen's about a crawl space under the addition.

Vice Chairman Simiriglia questions the Olsen's about gutters being added to the addition.

Open to the Public:

No Comments.

Open to Professionals:

No Comments.

A motion to approve the above mentioned application was made by Mr. Gunn and seconded by Vice Chairman Simiriglia.

| | | |
|-------------------|---------------------------------|------------|
| Roll Call: | Vice Chairman Simiriglia | Yes |
| | Mr. Fuscellaro | Yes |
| | Mr. Bucceroni | Yes |
| | Mr. Domiano | Yes |
| | Mr. Gunn | Yes |
| | Mr. McMullin | Yes |
| | Chairman Richards | Yes |

Application Approved.

LOG #4504

#92073DCPFSP

The Gardens @ Marksmen

Landscaping Business

Block: 13901 Lot: 11.01

Major Prelim & Final Site Plan

Bulk C Variance

Location: 1975 Erial Rd., Blackwood, NJ 08012

Mr. Costa swears in Mr. Hall PE for applicant.

Mr. Baron, applicants' attorney, states the issues with Mr. Tarantino have been resolved.

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Mr. Hall explains the site plan with all the improvements including: the parking lot addition, a 6 ft. vinyl fencing that will run from the front of the neighbors' home to the end of the lot. The bin has been moved to the rear of the of the applicants property, the trailer is parallel to the side yard, and the drainage will be picked up on the side of the lot and drain directly into the basin. The lot will be re-graded on the side of the building that abuts to Mr. Tarantino's property. The north side fence will not be able to be an 8ft. vinyl fence since vinyl fencing is NOT available in an 8ft. height. Mr. Hall states the board will have to determine if the light pack can be removed that is leaking onto Mr. Tarantino's property, as it is code. There will also be a pipe from the inlet to help prevent flooding.

Vice Chairman Simiriglia questions Mr. Barons about the 2 fences.

Mr. Barons states the fence will be 1ft. off the property line.

Mr. Fuscellaro questions Mr. Barons about how soon all the work can be finished.

Mr. Baron's states 45 days after the resolution is adopted, the work will be completed.

Mr. Mellett has seen the revised plans and has spoken to Mr. Hall. The pipe that leads from the basin to the inlet should be a 12 inch pipe. A suggestion to keep the fence at an 8 foot height is to install it on top of the berm.

TAPE #2 LOG#6824

Mr. Mellett states the light levels are over the limit and a lid for the bin is being requested.

Mr. Lechner states conditions still needed:

1. Wetlands cert. needed
2. New survey waivers needed:
3. Off street loading
4. Parking less than 25ft.
5. Dense graded aggregate
6. Curb
7. Street shade trees further back
8. Not installing sidewalks
9. Site plan
10. Driveway with telephone pole in the middle, the utility didn't want it moved.
11. Shield both lights

LOG#7292 PUBLIC PORTION:

Mr. Clyde Walker states the concrete storage bin will be 5ft off the property line and the fence will meet it to make a solid line.

Mr. Barons states the applicant will help Mr. Tarantino plant trees.

Mr. Domiano questions Mr. Barons about the bin and the fence junction.

Mr. Joe Chekowski is sworn in by Mr. Costa.

Mr. Chekowski doesn't think the 6ft fence will be high enough and presents the board with pictures of Marksmen workers from the knees up with the current 6ft. fence. He is also worried about the trailer (still), the chemicals being stored, and the 12 inch pipe from the basin actually working.

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Mr. Mellett explains the 12inch pipe will extend far past the parking lot and should not be an issue for Mr. Chekowski.

Mr. Chekowski states there is no shielding the building which is 80 ft. long.

Vice Chairman Simiriglia states the fence and berm combination should help shield his home significantly more than now.

Mr. Mellett states the berm is 8 inches in height.

Vice Chairman Simiriglia states that 18 inches high is stable for the berm.

Mr. Gunn and Mr. Chekwoski discuss the fence length: from the beginning to end of the property.

Mr. Chekowski states the basin is still breaching.

Vice Chairman Simiriglia explains how the discharge pipe will fix that.

Mr. Mellett discusses the 12 inch pipe at a lower invert in the basin.

Mr. Gunn and Mr. Chekowski discuss trees on his side similar to the trees on Mr. Tarantino's side.

Mrs. Tarantino and Antonio Tarantino, the couples' son asks Marksmen and the board if it will be safe for him to play in his backyard.

Mr. Gunn asks Mr. Barons why Mr. Joe Chekwoski wasn't involved the in the recent negotiations with the neighbors.

Mr. Barons stated Mr. Chekwoski had his property up for sale and they thought he was no longer interested.

Mr. Anthony Marks is sworn in as a landscaper and stockholder of Marksmen Landscaping. Mr. Marks doesn't think the vinyl fence on top of the berm will be stable enough.

Vice Chairman Simiriglia suggests fixes for the stability of the fence such as adding more clay to the soil.

Mr. Gunn asks Mr. Marks if he would make the berm/fence issue a "deal killer".

Mr. Barons states if the fence won't work he would like to resolve the issue or have Mr. Mellett check it.

Mr. Mellace states he thinks they should install the fence first to see if issues occur.

Mr. Hall (PE) suggests the vinyl fence with a 8 1/2inch post and an 18 inch berm with a cutting support. Mr. Hall states they could over dig the hole: 4ft., fill with concrete & stone to help stabilize the fence on the berm.

Mr. Barons states buffers, timelines, and requests:

1. Same signs farther back
2. Power pack removed from the front of the building in the resolutions.
3. Add another 16ft to the 96 ft. fence project.
4. Closing time for the project will be Halloween 2011

A motion to approve the above mentioned application was made by Mr. Bucceroni and seconded by Mr. Domiano.

**Roll Call: Vice Chairman Simiriglia
Mr. Fucellaro**

**Yes
Abstain**

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| | |
|--------------------------|------------|
| Mr. Bucceroni | Yes |
| Mr. Domiano | Yes |
| Mr. Gunn | Yes |
| Mr. McMullin | Yes |
| Chairman Richards | Yes |

Application Approved.

A motion for adjournment was made by Mr. Domiano and seconded by Mr. Fuscellaro.

Respectfully submitted by Jean Gomez, recording secretary.